

Fitzgerald & Associates, P.C.

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UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY -- NEWARK  
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**Chapter 13**

In re:

Case No. 19-23159-VFP\_

Sean Lewis

Debtor

Hearing Date: Aug. 19, 2021  
Time: 10:00 a.m.

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**DEBTOR'S CERTIFICATION IN FURTHER OPPOSITION TO STAY RELIEF  
MOTION AND IN SUPPORT OF MOTION TO COMPEL**

I, Sean Lewis, being of full age and being the above named debtor, certify under penalty of perjury that:

1. I make this certification at the request of my counsel in further opposition to the stay relief motion which was filed against me by the holder of the tax lien on my real property.

2. Today, Monday August 2, 2021, I went to City Hall in Jersey City with payment in the amount of \$4,599.31.

Specifically, I went to:

City of Jersey City  
Department of Administration  
Division of Tax Collector's Office  
280 Grove Street, # 101  
Jersey City, NJ 07302


3. Since I have now paid the full \$4,599.31 there are no outstanding post-petition real estate taxes, water or sewer

bills.

4. Annexed hereto as Exhibit A is proof of the payment of post-petition (and pre-petition) fees and other costs.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: August 2, 2021



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Sean Lewis  
Debtor

**Exhibit A**

# CITY OF JERSEY CITY

8/2/2021 11:27:42 AM

280 GROVE ST.  
ROOM# 101  
JERSEY CITY, NJ 07302

## OUTSIDE LIEN REDEMPTION STATEMENT

Lien Holder: USBANK-CUST TOWER DB VIII 2018-1  
50 SOUTH 16TH STREET  
PHILADELPHIA, PA 19102

Owner: LEWIS, SEAN  
141 CLAREMONT AVE.  
JERSEY CITY, N.J.  
160 VIRGINIA AVE.

07305

Property Location: 286716 Certificate #: 2018-1409

Block: 21001 Lot: 00034 Qual: .0000 Date of Sale: 12/13/2018 Redemption Date: 08/03/2021  
Premium: 2,100.00 Bid Percent: .0000

## CERTIFICATE AMOUNT

Principal: 1,462.02 Tax Sale Interest: .00 Cost of Sale: 29.24 Certificate Amount: 1,491.26  
There is no Interest on Certificate .00

## ORIGINAL CERTIFICATE DETAILS

Bill Type:	Year	Qtr.	Due Date	Principal	Interest	Total
LIEN COST OF SALE BILL	2018	4	12/13/2018	29.24	.00	29.24
SEWER BILL	2018	4	12/13/2018	530.55	.00	530.55
WATER BILL	2018	4	12/13/2018	931.47	.00	931.47
Subtotals :				1,491.26	.00	1,491.26

## REDEMPTION FEES, SUBSEQUENT CHARGES, CURRENT TAXES

Bill Type:	Year	Qtr.	Due Date	Principal	Interest	Total
STAT PENALTY BILL	2021	3	08/03/2021	29.83	.00	29.83
LEGAL FEE BILL	2021	3	05/28/2021	1,220.00	.00	1,220.00
RECORDING FEE BILL	2021	3	02/05/2019	53.00	.00	53.00
SEARCH FEE BILL	2021	3	12/13/2018	12.00	.00	12.00
SEWER BILL	2019	1	04/15/2019	262.09	107.78	369.87
SEWER BILL	2019	4	12/03/2019	295.71	90.19	385.90
SEWER BILL	2019	4	12/03/2019	505.92	154.31	660.23
WATER BILL	2019	4	12/03/2019	16.03	4.89	20.92
LIEN COST OF SALE BILL	2019	4	12/03/2019	288.15	68.15	356.30
WATER BILL	2020	1	04/20/2020	2,682.73	425.32	3,108.05
Subtotals :				4,173.99	425.32	4,599.31

Redemption Good Thru: 08/03/2021 Total Redemption Amount: 4,599.31

\*\* The Above Quote is Subject To Change If Lien Holder Pays Subsequent Delinquent Charges \*\*

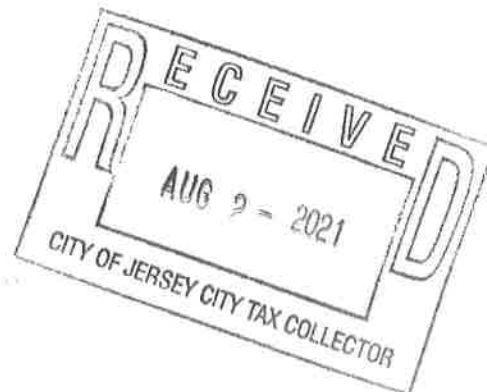
\*\* Please Make All Checks Payable To City of Jersey City \*\*

\*\* Payment Must Be Made With Guaranteed Funds; \*\*

\*\* Certified Check, Money Order, or Cashier's Check. \*\*

\*\* Remit Payments To The Above Address -- Attn: Charlene Defilippo \*\*

\*\* Upon redeeming a lien for an LLC you MUST PROVIDE COPY OF "CERTIFICATE OF FORMATION" & "OPERATING AGREEMENT" listing you as an owner \*\*





STEVEN M. FULOP  
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY  
DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302  
P: 201 547 5124 / 5125  
Email: jctaxcollectorinquiry@jcnj.org



JOANNE SISK, CTC  
TAX COLLECTOR

Today's Date: 8/2/21

LIEN REDEMPTION REQUEST

Block #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Qual #: \_\_\_\_\_

Property Location: 160 Virginia ave

Tax Sale Certificate #: \_\_\_\_\_

Please calculate figures through 8/3/21 (date your funds will be  
RECEIVED @ the Tax Collector's office).

I hereby request redemption figures on the lien referenced above. I certify that I am  
the OWNER or QUALIFIED PARTY OF INTEREST with legal authority to remit  
redemption payment on this matter and have enclosed the \$20.00 per certificate fee  
herewith (upon the 3<sup>rd</sup> request).

Upon redeeming a lien for an LLC you "MUST PROVIDE COPY OF "CERTIFICATE OF  
FORMATION" & "OPERATING AGREEMENT" listing you as an owner"

I understand that all lien redemption payments must be made IN FULL in the form  
of GUARANTEED FUNDS (certified/teller/official bank check or money order) made  
payable to CITY OF JERSEY CITY.

[Signature]  
Signature

Sean Lewis  
Printed Name

Legal Standing: \_\_\_\_\_  
Owner/Lender/Mortgage Co provide loan/contract # & Customer Name

Contact Info: e-mail: Seanm174@yahoo.com

ID REQUIRED

Phone: 201-912-0439 Copy of ID



DATE 08/02/2021 FEE \$10.0

ISSUING REGION 081

BRANCH Journal Square

BRANCH DID 46814

FOUR THOUSAND FIVE HUNDRED NINETY NINE DOLLARS AND 31 CENTS

PAY TO THE  
ORDER OF: \*\*\*CITY OF JERSEY CITY\*\*\*

\$ 4,599.31

RE: SEAN M LEWIS

CUSTOMER COPY

NON-NEGOTIABLE

This check may not be replaced until after the 90th day o